



REPORT TO COUNCIL City of Sacramento

915 I Street, Sacramento, CA 95814-2671
www. CityofSacramento.org

CONSENT
May 22, 2007

Honorable Mayor and
Members of the Sacramento City Council

Title: Fairhaven Residential Rezone (P06-185)

Location/Council District: 4360 63rd Street, Sacramento, CA. APN: 021-0237-017
(Council District 6)

Recommendation: 1) Review a **Resolution** approving the environmental exemption per the California Environmental Quality Act Guidelines Section 15332; 2) Review an **Ordinance** approving the rezone from Standard Single Family Residential (R-1) to Single Family Alternative Residential (R-1A); and 3) Pass for Publication the ordinance title as required by Sacramento City Charter 32c to be adopted on May 29, 2007.

Contact: Heather Forest, Associate Planner, (916) 808-5008; Tom Buford, Senior Planner, (916) 808-7931

Presenter: Not Applicable

Department: Development Services

Division: Current Planning

Organization No: 4881

Description/Analysis

Issue: The applicant is requesting to rezone the subject property from Standard Single Family Residential (R-1) to Single Family Alternative Residential (R-1A) in order to develop the site with 28 single-family homes. The subject property is located at 4360 63rd Street and is approximately 2.57± net acres in size.

Policy Considerations: The project is consistent with the following General Plan goals relating to residential land uses:

- Provide affordable housing opportunities for all income household categories throughout the City. (General Plan 2-14)
- Develop residential land uses in a manner which is efficient and utilizes existing and planned urban resources. (General Plan 2-15)

- Maintain orderly residential growth in areas where urban services are readily available or can be provided in an efficient, cost-effective manner. (General Plan 2-17)

Smart Growth Principles: City Council adopted a set of Smart Growth Principles in December 2001 to promote growth or sustain existing development that is economically sound, environmentally friendly, and supportive of community livability. The proposed project promotes the development of alternative style single-family homes and a diverse range of affordable housing opportunities.

Strategic Plan Implementation: The project conforms to the City of Sacramento Strategic Plan, specifically by advancing the goals to achieve sustainability, enhance livability, and increase opportunities for all Sacramento residents to live in safe and affordable housing.

Committee/Commission Action: On March 22, 2007, by a vote of 7 to 2, the Planning Commission approved the Special Permit and Tentative Map to allow the development of 28 single-family homes on the subject site. The Planning Commission also recommended that the City Council approve the requested Rezone.

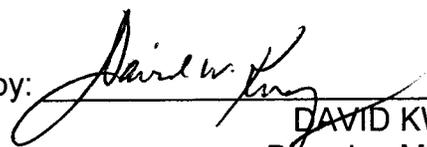
Environmental Considerations: The Environmental Planning Services Division has reviewed the proposed project and determined it is exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332, which provides an exemption for projects characterized as infill development.

Rationale for Recommendation: The project is consistent with the objectives of the General Plan policies that create housing opportunities which promote a diversity of household types and housing choices for residents of all ages and income levels. Additionally, the project would be constructed using the existing assets of infrastructure and public facilities to increase infill and reuse, while maintaining important qualities of community character, and the overall project design is compatible with the area, and provides for home ownership opportunities.

Financial Considerations: This project has no fiscal considerations.

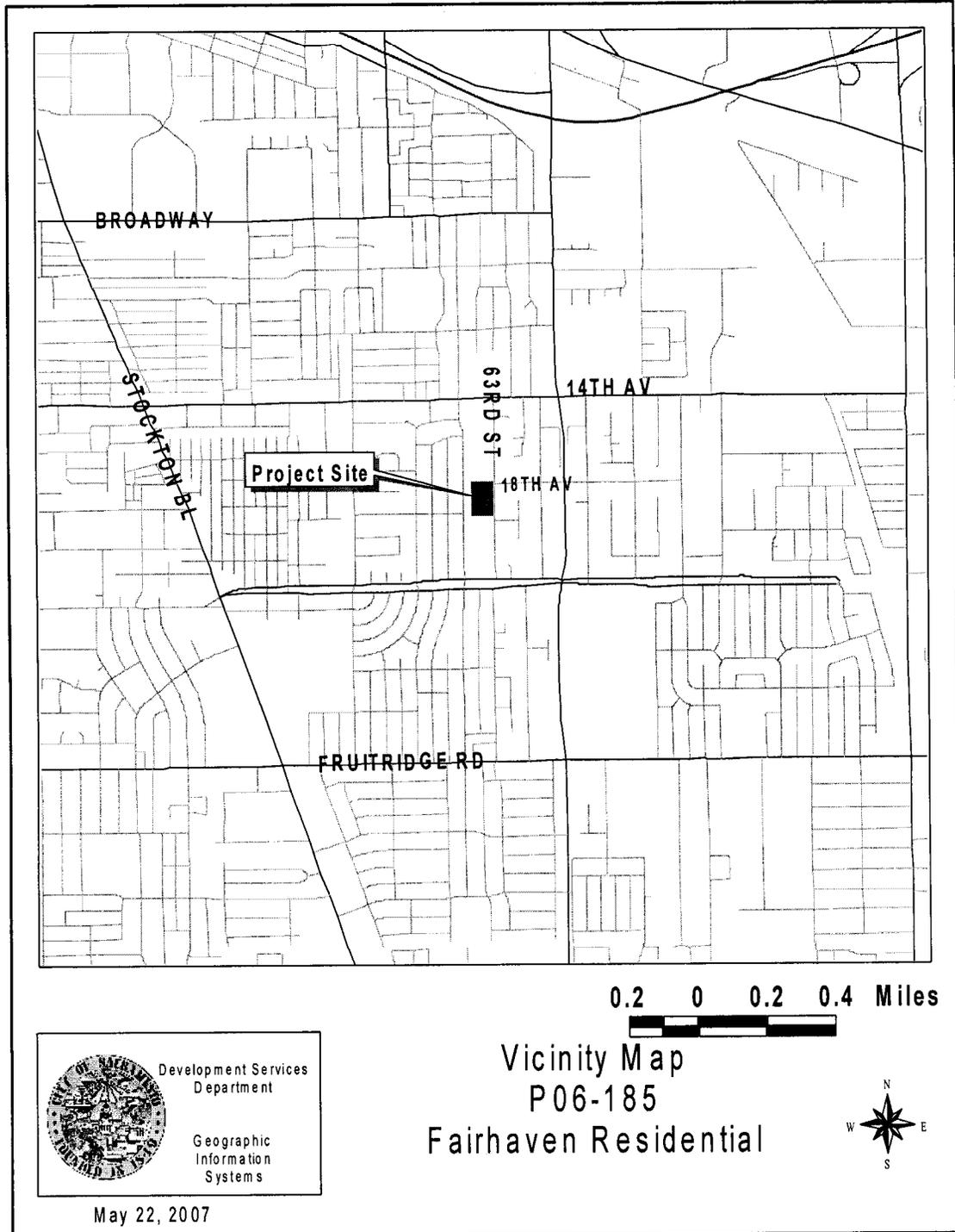
Emerging Small Business Development (ESBD): No goods or services are being purchased under this report.

Respectfully submitted by:



DAVID KWONG
Planning Manager

Attachment 1 – Vicinity Map



Attachment 2 - Background Information

The project site, approximately 2.57 ± net acres in size, was part of a larger development on 63rd Street, dating back to the 1940s, known as the Fairhaven Home for Unwed Mothers. In the late 1970s, the Fairhaven Home for Unwed Mothers became the Fairhaven Retirement Community. The Fairhaven Retirement Community operated until September 2004. A large convalescent home and accessory structures exist on the project site. The southern portion of the Fairhaven Retirement Community property (the parcel south of the project site), which is approximately 4.7 gross acres in size, is zoned Standard Single Family (R-1), and no development of that site is proposed at this time. The southern parcel is currently used for residential purposes.

The Fairhaven Residential project application includes the request for approval of entitlements to allow the construction of twenty-eight (28) single family homes in the Single Family Alternative (R-1A) zone. Five house plans are proposed for the development. The homes will have three bedrooms, be two stories in height, and range in size from 1,650 square feet to 1,950 square feet.

On March 22, 2007, the Planning Commission conducted a public hearing on the requested entitlements. Approximately twenty-two (22) people spoke in opposition to the proposed project and three (3) people spoke in support. Those opposed stated concerns regarding the proposed rezone, density, site layout, house designs, and environmental impacts.

By a vote of seven to two, the Planning Commission approved the following entitlements:

- Tentative Map to subdivide one parcel totaling 2.57± net acres into twenty-eight (28) single family lots, and one landscape lot, within the Single Family Alternative (R-1A) zone.
- Special Permit to allow the construction of an alternative ownership housing type within the Single Family Alternative (R-1A) zone.

The Planning Commission also forwarded a recommendation of approval to rezone the project site from Standard Single Family (R-1) to Single Family Alternative (R-1A). Staff recommends approval of the proposed rezone as it would provide a single-family home ownership opportunity in a location of the City which is predominantly built out, thus allowing the redevelopment of an unused infill site.

Notice of Hearing: As required by section 17.208.020(C) of the City Code, notice of the May 29, 2007 public hearing has been given by publication and mail.

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- Exhibit G – Unit D Floor Plan & Elevations
- Exhibit H – Unit E Floor Plan & Elevations
- Exhibit I – Planning Commission Record of Decision

Exhibit A – Land Use & Zoning Map

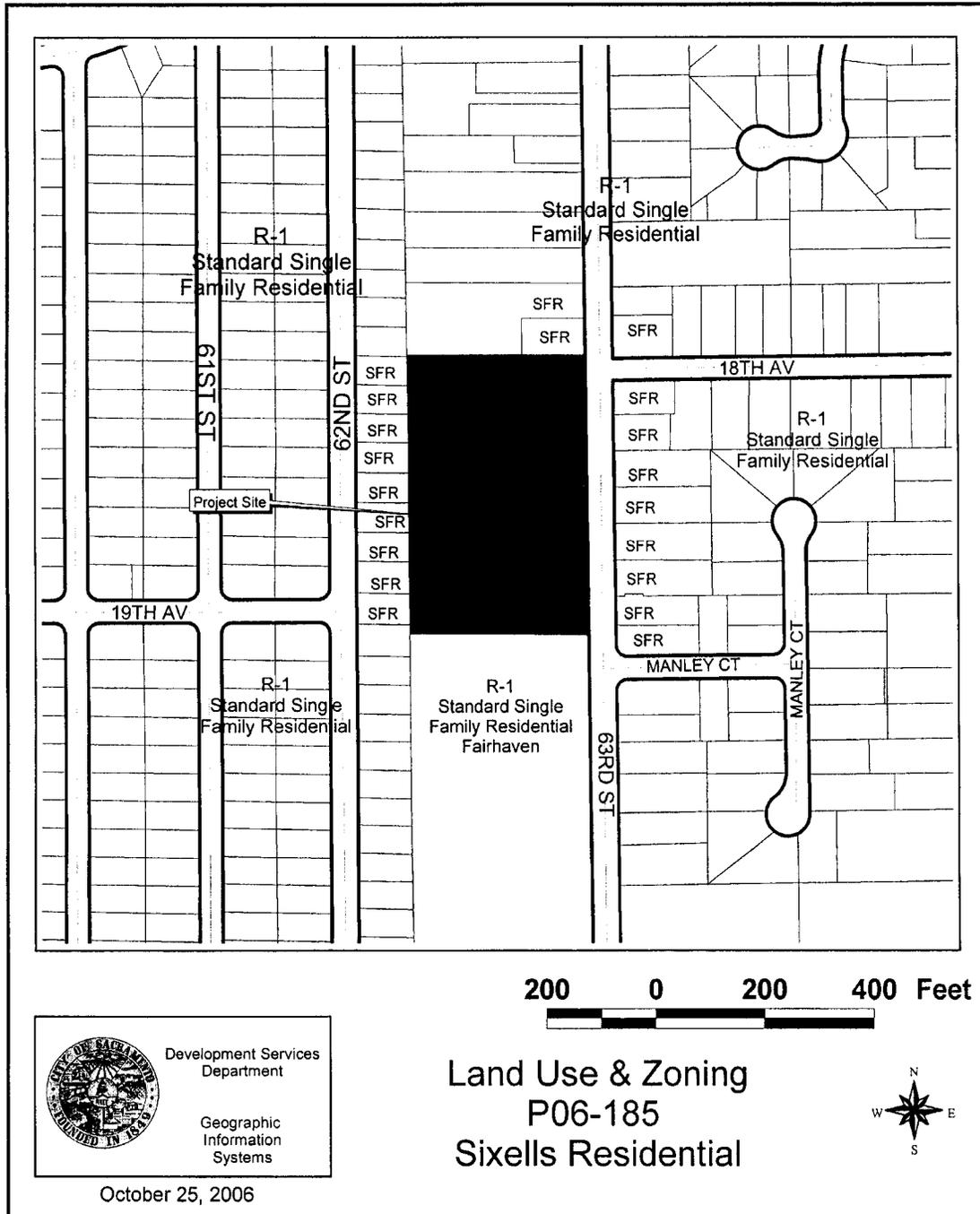
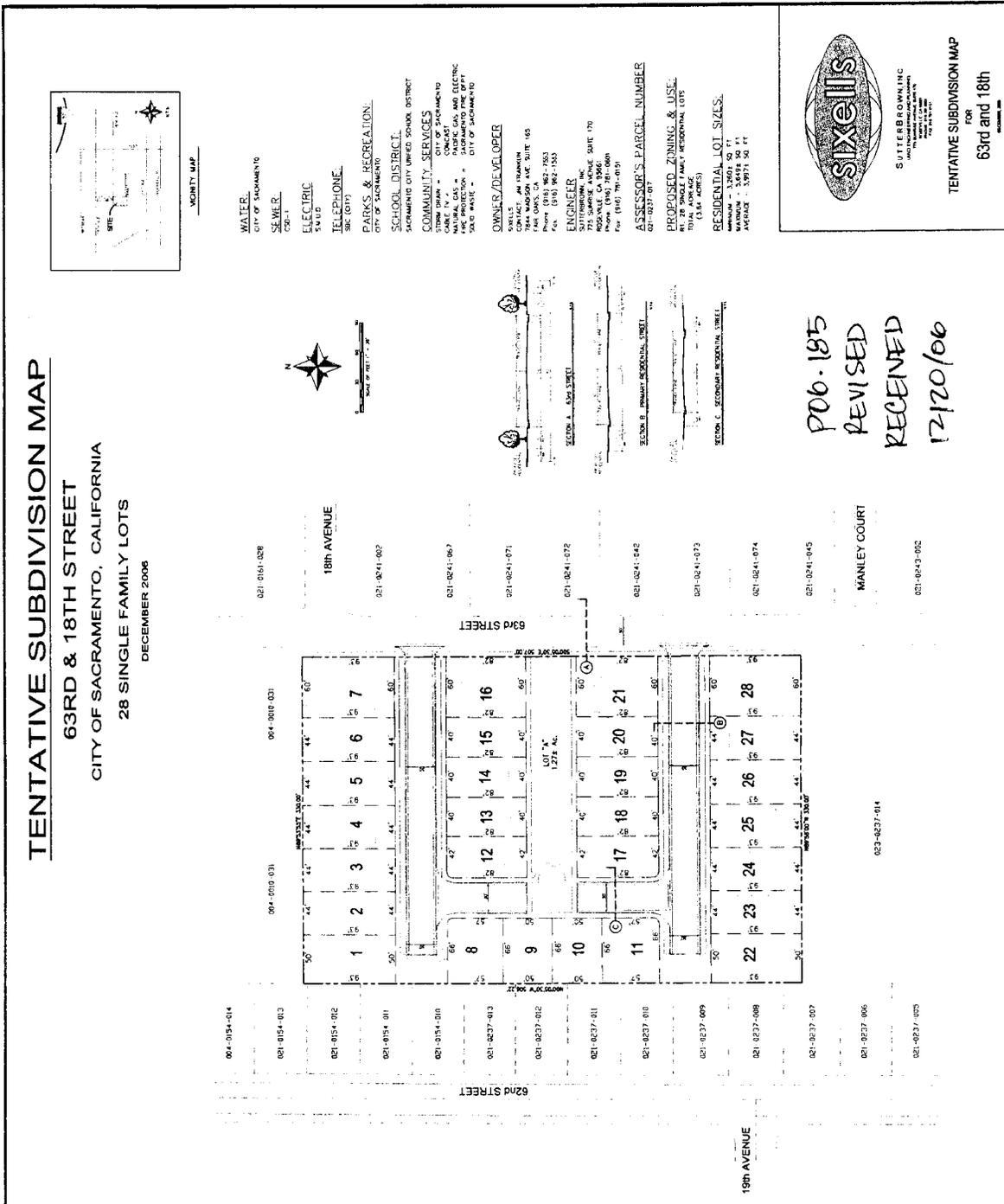


Exhibit B – Tentative Subdivision Map



TENTATIVE SUBDIVISION MAP

63RD & 18TH STREET
 CITY OF SACRAMENTO, CALIFORNIA
 28 SINGLE FAMILY LOTS
 DECEMBER 2006



NEIGHBORHOOD MAP

WATER - CITY OF SACRAMENTO
 SEWER - C&I
 ELECTRIC - SUD
 TELEPHONE - SBC (DIT)

PARKS & RECREATION - CITY OF SACRAMENTO
 SCHOOL DISTRICT - SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
 COMMUNITY SERVICES - CITY OF SACRAMENTO
 CONCAST - CITY OF SACRAMENTO
 SOLID WASTE - CITY OF SACRAMENTO

OWNER/DEVELOPER
 CONTACT: JIM FRIEDMAN
 7844 MADISON AVE. SUITE 105
 SACRAMENTO, CA 95821-7853
 Phone: (916) 962-7853
 Fax: (916) 962-1553

ENGINEER
 SUTTERBROWLING INC.
 1000 WASHINGTON ST. SUITE 170
 ROSAVILLE, CA 95661
 Phone: (916) 751-0800
 Fax: (916) 751-0810

ASSESSOR'S PARCEL NUMBER
 021-0237-07

PROPOSED ZONING & USE
 R1 - 28 SINGLE FAMILY RESIDENTIAL LOTS
 TOTAL A.C. 12.78

RESIDENTIAL LOT SIZES
 MINIMUM - 3,492 SQ. FT.
 MAXIMUM - 3,492 SQ. FT.
 AVERAGE - 3,971 SQ. FT.



SUTTERBROWLING
 ENGINEERING & ARCHITECTURE
 1000 WASHINGTON STREET, SUITE 170
 ROSAVILLE, CA 95661
 (916) 751-0800
 (916) 751-0810
 WWW.SIXCELLS.COM

P06-185
 REVISED
 RECEIVED
 12/20/06

MANLEY COURT

021-0241-029

021-0241-027

021-0241-025

021-0241-023

021-0241-021

021-0241-019

021-0241-017

021-0241-015

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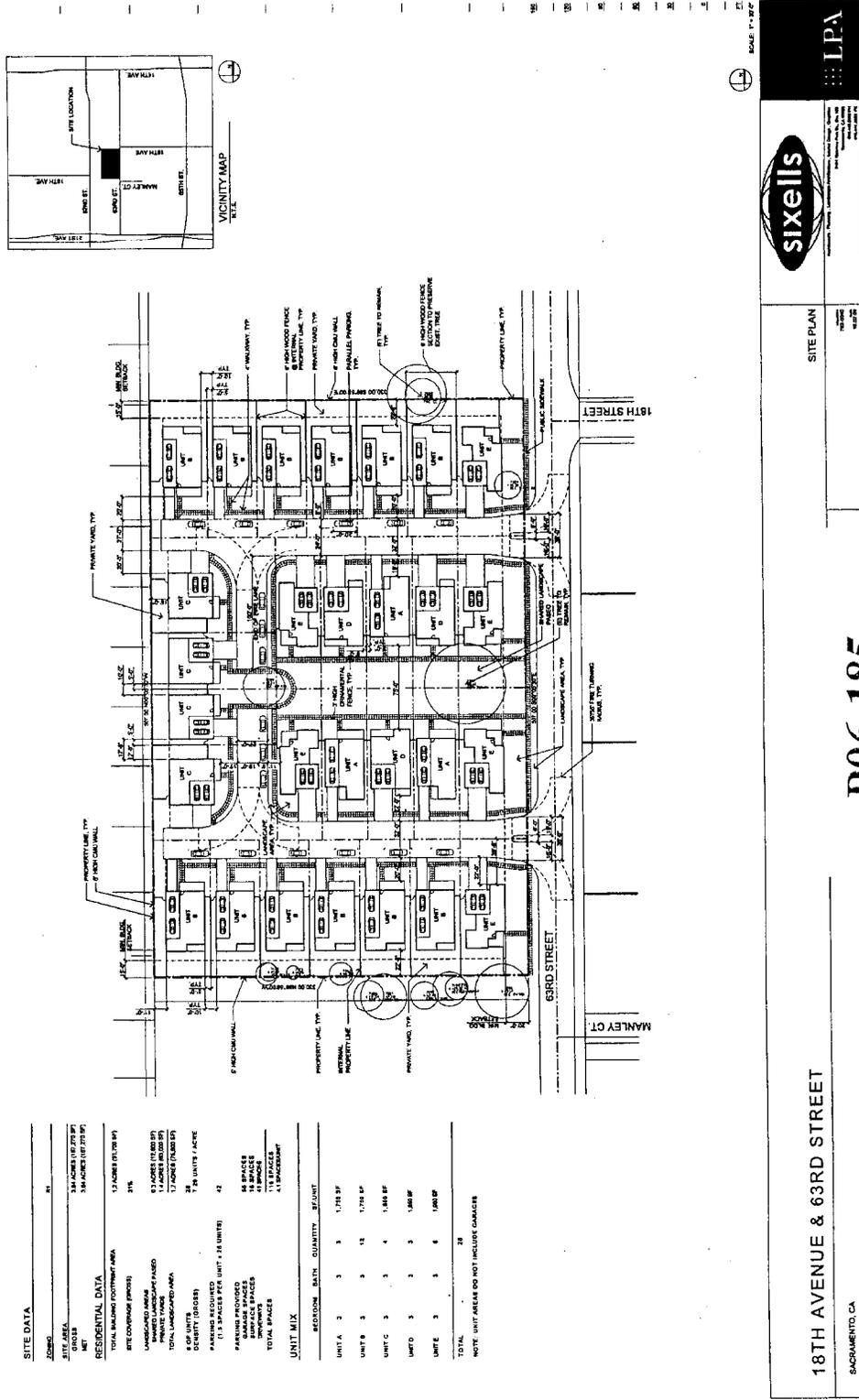
021-0241-003

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Exhibit C – Site Plan



SIXELLS
LPA

P06-185
10/13/2006

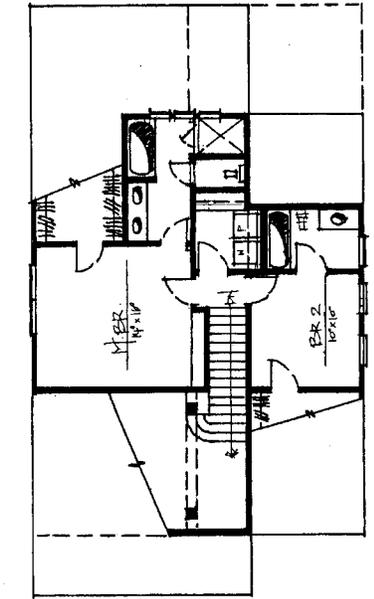
18TH AVENUE & 63RD STREET
SACRAMENTO, CA

18TH STREET

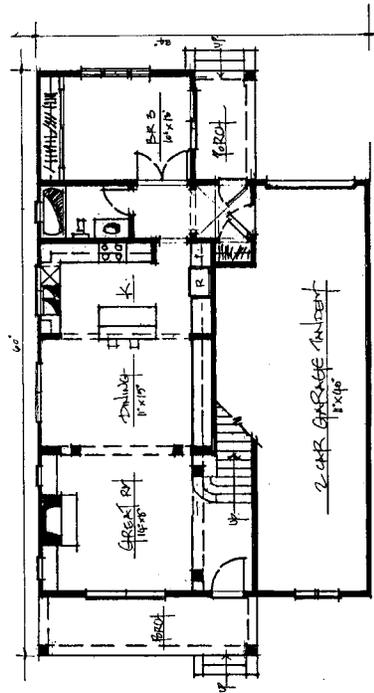
63RD STREET

MANLEY CT

Exhibit D – Unit A Floor Plan & Elevations

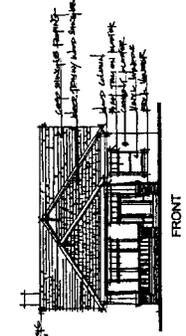


SECOND FLOOR

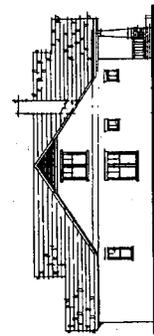


FIRST FLOOR

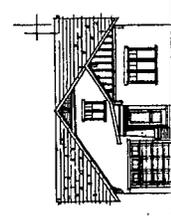
OWNER AND ARCHITECT HEREBY
 WARRANT THAT THE INFORMATION CONTAINED
 HEREIN IS TRUE AND CORRECT TO THE BEST OF
 THEIR KNOWLEDGE AND BELIEF. NO PART
 OF THIS DOCUMENT IS TO BE REPRODUCED
 WITHOUT THE WRITTEN CONSENT OF THE
 ARCHITECT.



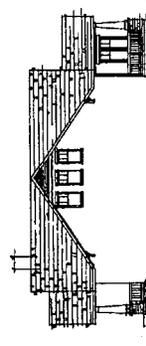
FRONT



SIDE



REAR



SIDE

UNIT A - 1750 SF FLOOR PLANS 1/4" = 1'-0" ELEVATIONS 1/8" = 1'-0"		18th Avenue and 63rd Street Sacramento, California	
P06-185 10/13/2006			

P06-185
 10/13/2006

18th Avenue and 63rd Street
 Sacramento, California

Exhibit E – Unit B Floor Plan & Elevations

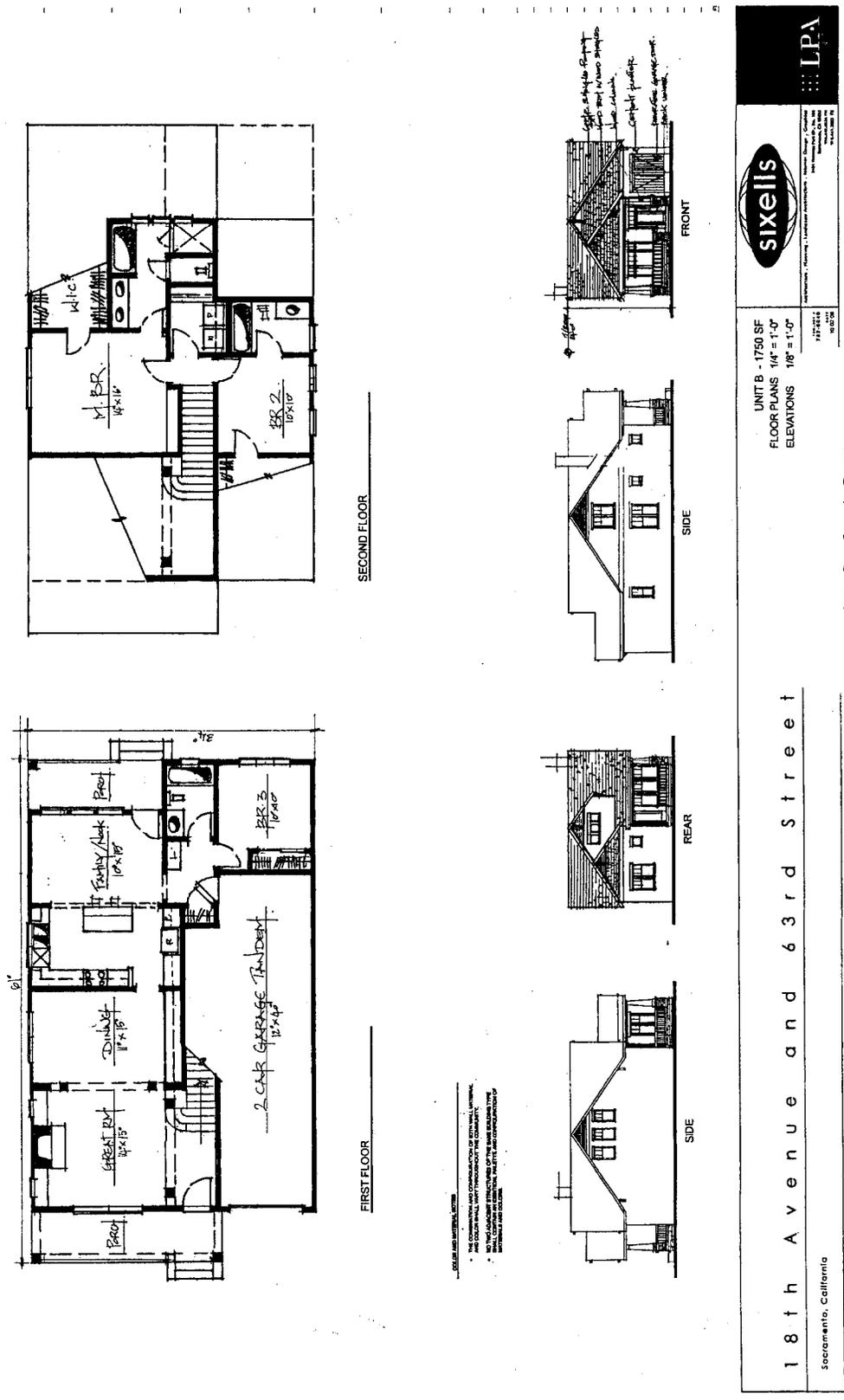
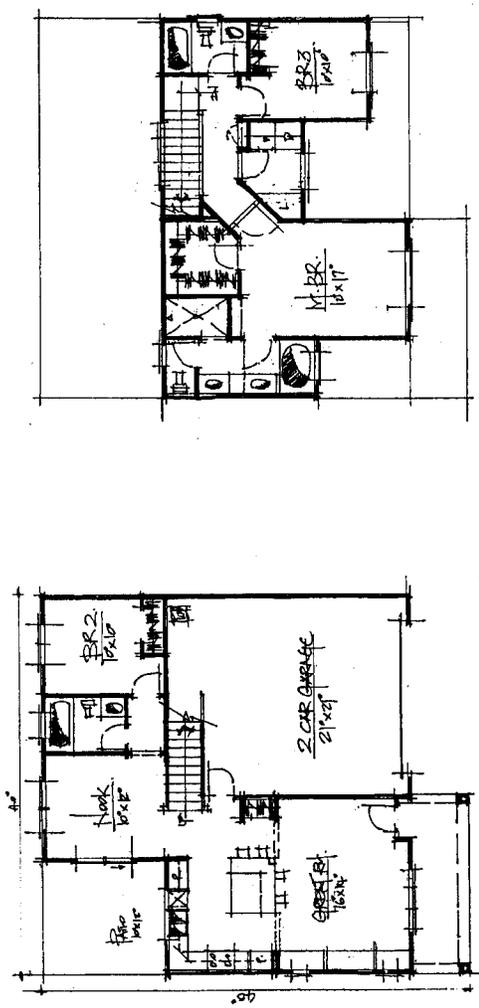


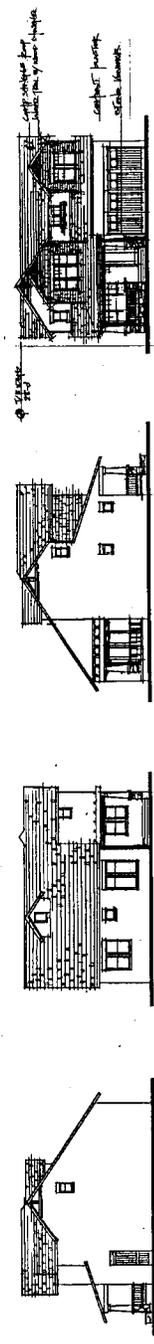
Exhibit F – Unit C Floor Plan & Elevations



FIRST FLOOR

SECOND FLOOR

OWNER'S MATERIALS LIST
 * SEE CONTRACT AND SPECIFICATIONS FOR MATERIALS & FINISHES.
 * SEE THE ARCHITECT'S NOTES FOR THE BUILT BUILDING TYPE, MATERIALS AND FINISHES.
 * SEE THE ARCHITECT'S NOTES FOR THE BUILT BUILDING TYPE, MATERIALS AND FINISHES.



FRONT

SIDE

REAR

SIDE

UNIT C - 1650 SF
 FLOOR PLANS 1/4" = 1'-0"
 ELEVATIONS 1/8" = 1'-0"

LPA

18th Avenue and 63rd Street
 Sacramento, California

P06-185
 10/13/2006

Exhibit G – Unit D Floor Plan & Elevations

FIRST FLOOR

SECOND FLOOR

FRONT

SIDE

REAR

SIDE

UNIT D - 1850 SF
 FLOOR PLANS 1/4" = 1'-0"
 ELEVATIONS 1/8" = 1'-0"

18th Avenue and 63rd Street
 Sacramento, California

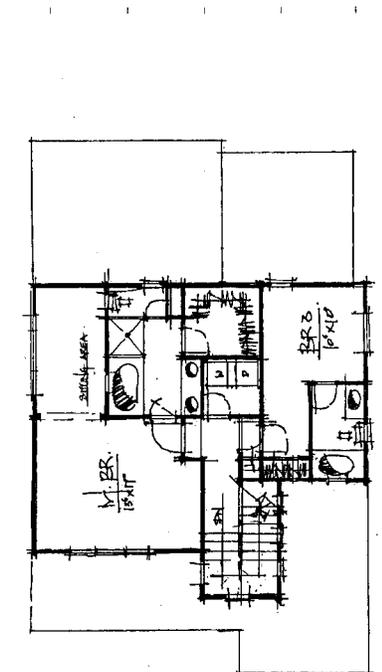
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 LPA

P06-185
 10/13/2006

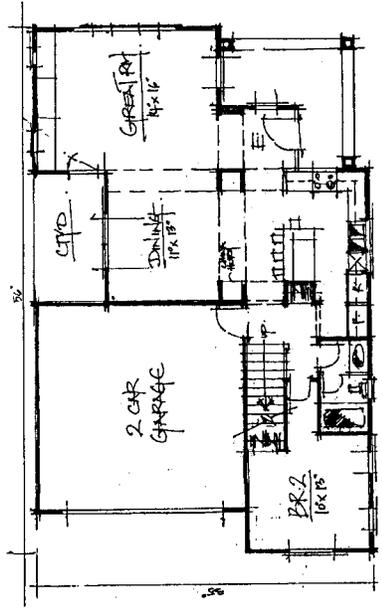
DATE: 10/13/2006
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: P06-185

FOR THE NATIONAL AIA
 ARCHITECTS
 1. THE ARCHITECT'S WORK IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT.
 2. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS.
 3. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.
 4. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER.

Exhibit H – Unit E Floor Plan & Elevations

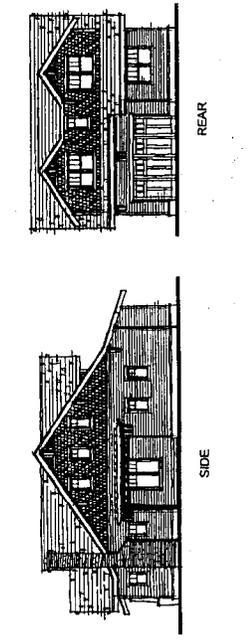
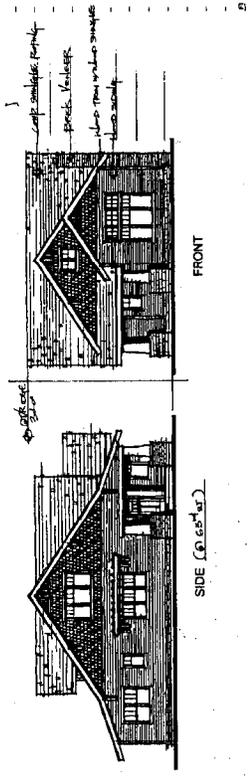


SECOND FLOOR



FIRST FLOOR

CONTRACTOR NOTES:
 * THE CONTRACTOR SHALL VERIFY THE EXISTING FOUNDATION.
 * THE CONTRACTOR SHALL VERIFY THE EXISTING FOUNDATION.
 * THE CONTRACTOR SHALL VERIFY THE EXISTING FOUNDATION.
 * THE CONTRACTOR SHALL VERIFY THE EXISTING FOUNDATION.





UNIT E - 1,950 SF
 FLOOR PLANS 1/4" = 1'-0"
 ELEVATIONS 1/8" = 1'-0"

P06-185
 10/13/2006

18th Avenue and 63rd Street
 Sacramento, California

JPA
 JAMES P. ANDERSON
 ARCHITECT
 1818 18th Street
 Sacramento, CA 95811
 (916) 441-1111

Exhibit I – Planning Commission Record of Decision



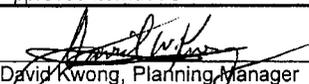
**CITY OF SACRAMENTO PLANNING COMMISSION
RECORD OF DECISION**
New City Hall, 915 I Street, 3rd Floor, Sacramento, CA 95814

Project Name: Fairhaven Residential
Project Number: P06-185
Project Location: 4360 63rd Street
Assessor's Parcel No.: 021-0237-017
Applicant: Sixells, LLC. c/o Jim Franklin
Action Status: Approved Action Date: 03/22/2007

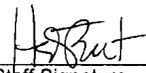
REQUESTED ENTITLEMENT(S): Fairhaven Residential. A request to construct a twenty-eight (28) unit single family subdivision on 2.57 net vacant acres, located at 4360 63rd Street, within the Single Family Alternative (R-1A) zone.

- A. Environmental Determination: Exempt per CEQA Guidelines Section 15332.
- ~~B. Rezone~~ of 2.57 net acres of Standard Single Family (R-1) to 2.57 net acres of Single Family Alternative (R-1A).
- C. Tentative Map to subdivide one parcel totaling 2.57 net acres into twenty-eight single family lots and one landscape lot, within the Single Family Alternative (R-1A).
- D. Special Permit to allow the construction of alternative ownership housing type within the Single Family Alternative (R-1A) zone.

ACTIONS TAKEN: On 03/22/07, the Planning Commission took the following actions based on the attached findings of fact and subject to the attached conditions of approval:
Approved items A-D

Action certified by: 
David Kwong, Planning Manager

Sent to Applicant: 03/22/2007

By: 
Staff Signature

NOTICE OF PROTEST RIGHTS

The above conditions include the imposition of fees, dedications, reservations, or other exactions. Pursuant to California Government Code section 66020, this Notice of Decision serves as written notice to the project applicant of (1) the amount of any fees and a description of any dedications, reservations, or exactions imposed, and (2) that the applicant may file a protest against the imposition of those fees, dedications, reservations, or other exactions within 90 days of the date of this approval, which is deemed to be the date that the fees, dedications, reservations, or other exactions are imposed. If the payment of a fee is imposed as a condition of approval, but the amount of the fee is not stated in this Notice of Decision and is not otherwise available to the applicant on a fee schedule or otherwise, the 90

days protest period will begin to run when the applicant is notified of the amount of the fee.

For purposes of this notice, the following fees are deemed to be imposed upon approval of the first discretionary entitlement for the subject development project and are subject to the protest procedures set forth in Title 18 of the Sacramento City Code as indicated: North Natomas Public Facilities Fee, Transit Fee, and Drainage Fee (SCC 18.24.160); North Natomas Land Acquisition Fee (SCC 18.24.340); North Natomas School Facilities Fee (SCC 18.24.710); Jacinto Creek Planning Area Facilities Fee (SCC 18.28.150); Willow Creek Project Area Development Fee (SCC 18.32.150); Development Impact Fees for the Railyards, Richards Boulevard, and Downtown Areas (SCC 18.36.150); Habitat Conservation Fee for the North and South Natomas Community Plan Areas (18.40.090); and Park Development Impact Fee (18.44.140).

The time within which to challenge a condition of approval of a tentative subdivision map, including the imposition of fees, dedication, reservation, or other exaction, is governed by Government Code section 66499.37

EXPIRATION

TENTATIVE MAP: Failure to record a final map within three years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

SPECIAL PERMIT: A use for which a Special Permit is granted must be established within three years after such permit is issued. If such use is not so established, the Special Permit shall be deemed to have expired.

VARIANCE: Any variance involving an action which requires a building permit shall expire at the end of three years unless a building permit is obtained within the variance term.

PLAN REVIEW: Any plan review shall expire at the end of three years unless a building permit is obtained within the plan review term.

NOTE: Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezoning, special permits and variances.

APPEALS

Appeals of the Planning Commission decision of this item to the City Council must be filed at 915 I Street, New City Hall, 3rd Floor, within 10 calendar days of this meeting, on or before 04/2/07. If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.

Findings Of Fact

Findings Of Fact

A. Environmental Determination: Exemption:

1. The City of Sacramento's Environmental Planning Services has reviewed the Fairhaven Residential, P06-185 ("Project") and has determined the Project is exempt from review under the California Environmental Quality Act as follows:

a. The Project is exempt under CEQA Guidelines Section 15332. CEQA Section 15332 allows for the exemption of "...projects characterized as in-fill development meeting the conditions described..." below:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulation.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban areas.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

(e) The site can be adequately served by all required utilities and public services.

b. The factual basis for the finding of exemption is as follows: the proposed project includes the construction twenty-eight (28) single-family residences on a residentially zoned parcel. The project site is surrounded by similar residential development, occurring within the city limits on a site which is less than five acres in size. The site has been not been identified as having valuable habitat for any species. Approval of the proposed project would not result in any significant effects relating to traffic, noise, air quality, or water quality. Finally, the site can be adequately served by all required utilities and public services.

2. The Planning Commission has reviewed and considered the Environmental Planning Services determination of exemption and the comments received at the hearing on the Project and has determined that the Project is exempt from review under the California Environmental Quality Act for the reasons stated above.

B. The Planning Commission recommends that the City Council approve the proposed Rezone of 2.57+ acres of Standard Single Family (R-1) to 2.57± acres of Single Family Alternative (R-1A).

C. Tentative Subdivision Map: The Tentative Subdivision Map to subdivide one parcel totaling 2.57± net acres into twenty eight (28) single family lots, and one landscape lot within the Single Family Alternative (R-1A) zone, is approved subject to the following Findings of Fact and Conditions of Approval:

1. None of the conditions described in Government Code Section 66474 subsection (a) through (g), inclusive, exist with respect to the proposed subdivision;
2. The proposed subdivision, together with the provisions for its design and improvement is consistent with the City General Plan, and subdivision Ordinance Chapter 16.12.020 of the Sacramento City Code. The City General Plan designates the site for Low Density Residential;
3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision; and
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

D. Special Permit: The Special Permit to allow an Alternative Ownership Housing Type within the Single Family Alternative (R-1A) zone is approved subject to the following Findings of Fact and Conditions of Approval:

1. Granting the Special is based upon sound principles of land use in that the proposed lot sizes are appropriate because they provide for a housing type typically not found in the area and help ensure that the City meets its objectives to provide more affordable ownership housing opportunities.
2. Granting the Special Permit would not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that the proposed lot width and depth are adequate to accommodate sufficient setbacks which will protect the privacy of neighbors and ensure adequate open space and access to light and air.
3. The proposed project will be consistent with the residential land use policies and density requirements of the General Plan and Zoning Code.

Conditions Of Approval

Conditions Of Approval

B. Tentative Subdivision Map: The Tentative Subdivision Map to subdivide one parcel totaling 2.57± net acres into twenty eight (28) single family lots, and one landscape lot within the Single Family Alternative (R-1A) zone is approved subject to the following conditions:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (P06-185). The design of any improvement not covered by these conditions shall be to City standard.

The applicant shall satisfy each of the following conditions prior to filing the Final Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City Approved Improvement agreement may be considered satisfied at the discretion of the Development Engineering Division.

The City strongly encourages the applicant to thoroughly discuss the conditions of approval for the project with their Engineer/Land Surveyor consultants prior to City Planning Commission approval. The improvements required of a Tentative Map can be costly and are completely dependent upon the condition of the existing improvements. Careful evaluation of the potential cost of the improvements required by the City will enable the applicant to ask questions of the City prior to project approval and will result in a smoother plan check process after project approval:

GENERAL: All Projects

1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
2. Pursuant to City Code Section 16.40.190, indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Development Engineering Division after consultation with the U.S. Postal Service.
3. Show all continuing and proposed/required easements on the Final Map.
4. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.
5. Place a 2 inch (minimum) sleeve(s) under the sidewalks for each single family lot along the 54 foot JCPA Enhanced Street Section, adjacent to single family residences in order to allow for landscaping and irrigation of the required 7 foot landscape planter. Sleeves shall be placed at the time sidewalks are constructed. Landscaping may be deferred until construction of the homes.

DEF: Streets

6. Submit a Geotechnical Analysis prepared by a registered engineer to be used in street design. The analysis shall identify and recommend solutions for groundwater related problems, which may occur within both the subdivision lots and public right-of-way. Construct appropriate facilities to alleviate those problems. As a result of the analysis street sections shall be designed to provide for stabilized subgrades and pavement sections under high groundwater conditions.
7. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the

Development Engineering Division. Improvements required shall be determined by the city. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering Division.

8. This project shall require street lighting. There is an existing street lighting system around this project area. Improvements of right-of-way may require modification to the existing system. Electrical equipment shall be protected and remain functional during construction.

9. The applicant shall provide signage and striping to indicate "No Parking" for the first 60-feet on either side of the proposed residential streets intersecting with 63rd Street to the satisfaction of the Development Engineering Division.

10. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Development Engineering Division.

11. The applicant shall make provisions for bus stops, shelters, transit centers, etc. to the satisfaction of Regional Transit.

PUBLIC/PRIVATE UTILITIES

12. Dedicate a standard 12.5 foot public utility easement (PUE) for underground facilities and appurtenances adjacent to all street right of ways.

13. Dedicate any private drive, ingress and egress easement, or Irrevocable Offer Of Dedication and 12.5-foot adjacent thereto as a public utility easement for underground utilities and appurtenances.

14. Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.

15. Each lot and each building with a sewage source shall have a separate connection to the CSD-1 sewer system.

16. In order to obtain sewer service, construction of CSD-1 sewer infrastructure will be required.

17. Sewer easements will be required. All sewer easements shall be dedicated to CSD-1 in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20-feet in width and ensure continuous access for installation and maintenance. CSD-1 will provide maintenance only in public right-of-ways and in easements dedicated to CSD-1.

18. The subject project owner(s) and successors in interest thereof, shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and drives within these easements damaged by District maintenance and repair operations, including landscaping, channelizations, lighting and any other appurtenances conflicting therein. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be responsibility of successors in interest in future land transfers and divisions and by language approved by the District. It shall also be shown on the final map in like language. Surface enhancements include, but are not limited to non-asphaltic paving, landscaping, lighting, curbing, and all non-driveable street appurtenances.

19. CSD-1 requires their sewers to be located 10-feet from other parallel utilities (water, drain,

electrical, etc.). Prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.

20. All structures along private drives shall have a minimum 10-foot setback so that CSD-1 can properly maintain sewer service/

21. Demonstrate the existence of existing sewer easement along the subject property's west boundary. Easements from adjoining parcels are not required.

CITY UTILITIES

22. Construct water pipes and appurtenances, storm drainage pipes and appurtenances, and sewer pipes and appurtenances in the proposed public right-of-way. The construction shall be to the satisfaction of the Department of Utilities and County Sanitation District 1 (CSD1). (Note: There is an existing 36" and 6" water main in 63rd Street. No connection is allowed to the 36" water main in 63rd Street.)

23. Public and private streets with City maintained water or drainage facilities and CSD1 maintained sewer facilities shall have a minimum paved AC (asphalt concrete) width of 25-feet from lip of gutter to lip of gutter.

24. Lot A shall be dedicated as a Public Utility Easement (PUE) for water, sewer and drainage.

25. Any new domestic water services shall be metered. Only one domestic water service is allowed per lot.

26. Lot A shall have a minimum of one (1) separate tap from the public distribution system for a metered irrigation service.

27. Per Sacramento City Code, water meters shall be located at the point of service which is the back of curb for separated sidewalks or the back of walk for connected sidewalks.

28. Place a 2-inch (minimum) sleeve under the sidewalks for each single-family lot along all streets with separated curb and sidewalk for irrigation of the landscape planter. Sleeves shall be placed prior to construction of sidewalks.

29. Prior to the submittal of improvement plans, a project specific water study shall be approved by the Department of Utilities. The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch and (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test will be required for this project. Contact the Department of Utilities, Brett Ewart at 808-1725, for the pressure boundary conditions to be used in the water study.

30. A drainage study and shed map as described in Section 11.7 of the City Design and Procedures Manual is required and shall be approved by the Department of Utilities. Onsite detention storage is required for this project. This development is in drainage shed 31. Within drainage shed 31, the detention volume to be stored on-site shall be limited to 0.23 cfs/acre (approx. 1900 cf/acre). This detention volume (7296 cf) shall be stored on-site within oversized pipes and/or within the street section prior to overland release. Per City Code, the Subdivider may not develop the project in anyway that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. Finished lot pad elevations shall be a minimum of 1.2 feet above the highest

adjoining back of walk of sidewalk elevation and 1.5 feet above the controlling overland release elevation and approved by the Department of Utilities.

31. Valley gutters crossing public streets are not allowed.

32. All lots shall be graded so that drainage does not cross property lines.

33. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.

34. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

35. This project will disturb greater than 1 acre of property, therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained at www.swrcb.ca.gov/stormwtr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or acceptance of improvement plans to assure that the following items are included: 1) vicinity map, 2) site map, 3) list of potential pollutant sources, 4) type and location of erosion and sediment BMPs, 5) name and phone number of person responsible for SWPPP and 6) signed certification page by property owner or authorized representative.

36. Post-construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Only source control measures are required for this project. This will not affect site design. Improvement plans must include the source controls measures selected for the site. Refer to the latest edition of the "Guidance Manual for On-Site Stormwater Quality Control Measures" for appropriate source control measures.

PPDD: Parks

37. Payment of In-lieu Park Fee: Pursuant to Sacramento City Code Chapter 16.64 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§16.64.040 and 16.64.050 equal to the value of land prescribed for dedication under 16.64.030 and not satisfied by dedication. (See Advisory Note).

38. Maintenance District: The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Development Services Department, Special Districts, Project Manager. In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment.).

FIRE

39. All turning radii for fire access shall be designed as 35' inside and 55' outside.

40. Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5. Hydrant spacing shall be reduced by 50 feet for dead-ends.

MISCELLANEOUS

41. Title to any property required to be dedicated to the City in fee shall be conveyed free and clear of all rights, restrictions, easements, impediments, encumbrances, liens, taxes, assessments or other security interests of any kind (hereafter collectively referred to as "Encumbrances"), except as provided herein. The applicant shall take all actions necessary to remove any and all Encumbrances prior to approval of the Final Map and acceptance of the dedication by City, except that the applicant shall not be required to remove Encumbrances of record, including but not limited to easements or rights-of-way for public roads or public utilities, which, in the sole and exclusive judgment of the City, cannot be removed and/or would not interfere with the City's future use of the property. The applicant shall provide title insurance with the City as the named beneficiary assuring the conveyance of such title to City.

42. Form a Homeowner's Association. CC&R's shall be approved by the City and recorded assuring maintenance of Lot A (landscape Lot).

ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

1. A minimum of 3-foot distance from the property line to the buildings shall be provided. (Building)
2. Properly abandon under permit, from the City and County Environmental Management Department, any well or septic system located on the property.
3. The proposed project is located in the Flood zone designated as X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the Shaded X zone, there are no requirements to elevate or flood proof.
4. Developing this property will require the payment of sewer impact fees. Impact fees for CSD-1 shall be paid prior to the filing and recording of the Final Map or issuance of Building Permits, which ever is first. Applicant should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.
5. Any use of CSD-1 sewer easements, which is not compatible or interferes with the construction, reconstruction, operations, maintenance, or repair of the District's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District's Engineer prior to the use of the easement by the grantor. This includes landscaping.
6. As per City Code, the applicant will be responsible to meet his/her obligations regarding:
 - 1) Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to approval of the final map. The Quimby fee due for this project is estimated at \$57,574. This is based on twenty-eight (28) single-family residential units and an average land value of \$115,000 per acre for the East Broadway Planning Area, plus an additional 20% for off-site park infrastructure improvements, less acres in land dedication. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment.
 - 2) Title 18, 18.44 Park Development Impact Fee (PIF), due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$125,804. This is based on twenty-eight (28) single-family residential units at \$4,493 each. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.
 - 3) Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

C. Special Permit: The Special Permit to allow for an Alternative Ownership Housing Type within the Single Family Alternative (R-1A) zone is approved subject to the following conditions:

1. Applicant shall obtain all necessary building and/or encroachment permits prior to commencing construction.
2. The design and construction materials of the single family residences shall be consistent with the attached plans. Modifications/Plan substitution will require additional planning review and may require the approval of additional entitlements prior to the issuance of building permits.
3. Houses with the same color scheme shall not be located adjacent to one another.
4. All "Unit E" house plans shall be located along 63rd Street, with the front door and front porch element facing 63rd Street.
5. The "Unit B" and "Unit C" homes shall side/back to the existing homes to the west.
6. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Improvements required shall be determined by the city. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering Division.
7. The applicant shall provide signage and striping to indicate "No Parking" for the first 60-feet on either side of the proposed residential streets intersecting with 63rd Street to the satisfaction of the Development Engineering Division.
8. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Development Engineering Division.
9. Place a 2 inch (minimum) sleeve(s) under the sidewalks for each single family lot along the 53-foot Street Section, adjacent to single family residences in order to allow for landscaping and irrigation of the required 7 foot landscape planter. Sleeves shall be placed at the time sidewalks are constructed. Landscaping may be deferred until construction of the homes.
10. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Development Engineering Division.

Attachment 3 – Environmental Resolution

RESOLUTION NO.

Adopted by the Sacramento City Council

DETERMINING PROJECT EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (P06-185)

BACKGROUND

A. The City of Sacramento’s Environmental Planning Services has reviewed the Fairhaven Residential (P06-185) (“Project”) and has determined the Project is exempt from review under the California Environmental Quality Act (CEQA) as follows:

1. The project is exempt under the following provision of the California Environmental Quality Act and/or Guidelines: Section 15332, Infill Development Projects.
2. The factual basis for the finding of exemption is as follows: The project is consistent with the applicable General Plan policies as well as the applicable zoning designation and regulation. The proposed development occurs within the city limits on a project site of no more than five acres, substantially surrounded by urban areas. The project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. The City Council has reviewed and considered the Environmental Planning Services determination of exemption and the comments received at the hearing on the Project and determines that the Project is exempt from review under the California Environmental Quality Act for the reasons stated above.

Attachment 4 – Rezone Ordinance

ORDINANCE NO.

Adopted by the Sacramento City Council

AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE, TITLE 17 OF THE CITY CODE, BY REMOVING 2.57± NET ACRES FROM THE STANDARD SINGLE FAMILY (R-1) ZONE AND PLACING IT IN THE SINGLE FAMILY ALTERNATIVE (R-1A) ZONE, FOR THE PROPERTY LOCATED AT 4360 63RD STREET, SACRAMENTO, CALIFORNIA (P06-185) (APN: 021-0237-017)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

SECTION 1

The property generally described, known and referred to as 4360 63rd Street (APN: 021-0237-017) which is shown on attached Exhibit A, consists of 2.57± net acres and is currently in the Standard Single Family (R-1) zone established by the Comprehensive Zoning Ordinance (Title 17 of the City Code). Said territory is hereby removed from the Standard Single Family (R-1) zone and placed in the Single Family Alternative (R-1A) zone.

SECTION 2

Rezoning of the property shown in the attached Exhibit A, by the adoption of this Ordinance will be considered to be in compliance with the requirements for the rezoning of property described in the Comprehensive Zoning Ordinance, Title 17 of the City Code, as amended, as those procedures have been affected by recent court decisions.

SECTION 3

The City Clerk of the City of Sacramento is hereby directed to amend the official zoning maps, which are part of said Ordinance, to conform to the provisions of this Ordinance.

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Exhibit A – Rezone

